

2000 AUGUST 29

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 August 29 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor B. Der  
Councillor D.G. Evans  
Councillor N. Harris  
Councillor D.N. Johnston  
Councillor C.M.H. Redman  
Councillor N. M. Volkow

ABSENT: Councillor G. Begin  
Councillor D.R. Corrigan

STAFF: Mr. Ken Ho, Assistant Director Current Planning  
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 28 , 2000" - BYLAW NO. 11132

Rez. #00-04

3195 Production Way - located on east side of Production Way at Thunderbird Cr.

Lot 75, DL's 10 & 58 Group 1, NWD Plan 31994

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District and C1 Neighbourhood Commercial District as guidelines and in accordance with the development plan entitled "B.C. Turf" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of an office/high tech building including ground level service commercial uses with surface and underground parking.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11132.

A letter dated 2000 August 29 was received from R. Taylor and R. Humphries, Setsplus Design Ltd. DBA Annex Studio, 3144 Thunderbird Crescent, Burnaby expressing concern about how the construction process will affect their business if this rezoning is approved. The writers are primarily concerned about the impact of noise and vibration on the operation of the business and about possible loss, surges or spikes in power as a result of construction.

Christopher Bozyk, Architect, 611 Alexander Street, Vancouver, rezoning applicant, appeared before the members of Council advising that this project has been designed in response to the guidelines developed by the City of Burnaby's Planning Department and he is proud that the proposed building design reflects the City's future redevelopment plans for the Lake City Business Centre.

In response to a query from Council, Mr. Bozyk clarified the location of the Annex Studio property in relation to the subject site and advised that he has spoken to a representative of Annex about their concerns. In response to a query about anticipated noise and vibration from construction on the site, the speaker advised that while no pile driving will take place, noise and vibration could be expected during excavation of the site. Mr. Bozyk suggested they could investigate undertaking this type of work during non-working hours when the neighbouring businesses are closed.

Randy Taylor, Annex Studio, 3144 Thunderbird Crescent, Burnaby appeared before members of Council to reiterate the concerns expressed in the letter already submitted to Council. The speaker informed Council they chose this business location because of the relative quiet and he is very concerned about the negative impact and possible loss of business that could result from construction taking place so near their business.

In response to Council's inquiry, Mr. Taylor advised that the usual hours of operation for his business are 6:00 am to 7 - 8 pm and considers the possibility of excavation being undertaken outside of those hours as a good alternative. Mr. Taylor further advised that, since their building is already significantly sound-proofed, outside sound fencing would also be a suitable temporary measure to reduce noise to their business.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #00-04, Bylaw No. 11132 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 29, 2000" - BYLAW NO. 11133

Rez. #00-20

4260 Still Creek Drive - located in Willingdon Business Park on the south side of Still Creek Drive, immediately north of Grandview Hwy. and west of Willingdon Ave.

Lot B, DL's 69 and 70, Group 1, NWD Plan LMP7609

From: CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan and in accordance with the development plan entitled "Dominion Skysign" prepared by CEI Architecture Planning Interiors.)

The purpose of the proposed zoning bylaw amendment is to permit two skysigns.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11133 .

John Scott, CEI Architecture Planning Interiors, 131 Water Street, Vancouver appeared before members of Council advising he was available to answer any questions Council may have with regard to the subject application. Mr. Scott noted that the proposed signs are replacement signs, for the existing "walking fingers" yellow pages logo, to better reflect the new corporate identity of Dominion Information Services.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #00-20, Bylaw No. 11133 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 30, 2000" - BYLAW NO. 11134

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to include small lots with single family houses that are zoned RM3 as part of the determination of small lot character in R4 and R5 Districts.

The Advisory Planning Commission wish to advise Council that following their consideration of this Text Amendment, a decision was reached to SUPPORT Bylaw No. 11134 .

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Text Amendment Bylaw No. 11134 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DER

"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:55 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I